125.0	0003	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,182,600 / 1,182,600
					USE VALUE:	1,182,600 / 1,182,600
					ASSESSED:	1,182,600 / 1,182,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		BARTLETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FERGUSON KEVIN J
Owner 2:	DAMORE KELLEY
Owner 3:	
Street 1:	21 BARTLETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MC EWEN JAMES K & MARY E -
Owner 2:	-
Street 1:	21 BARTLETT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,100 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1905, having primarily Wood Shingle Exterior and 1872 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8100.000	583,400	2,500	596,700	1,182,600
Total Card	0.186	583,400	2,500	596,700	1,182,600
Total Parcel	0.186	583,400	2,500	596,700	1,182,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 631.63 | /Parcel: 631.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 80478
GIS Ref:
GIS Ref:
Insp Date: 05/24/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 125.0-0003-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	583,500	2500	8,100.	596,700	1,182,700	1,182,700	Year End Roll	12/18/2019
2019	101	FV	446,900	2500	8,100.	629,900	1,079,300	1,079,300	Year End Roll	1/3/2019
2018	101	FV	446,900	2500	8,100.	464,100	913,500	913,500	Year End Roll	12/20/2017
2017	101	FV	432,300	2500	8,100.	444,200	879,000	879,000	Year End Roll	1/3/2017
2016	101	FV	432,300	2500	8,100.	411,100	845,900	845,900	Year End	1/4/2016
2015	101	FV	401,800	2500	8,100.	344,800	749,100	749,100	Year End Roll	12/11/2014
2014	101	FV	401,800	2500	8,100.	336,800	741,100	741,100	Year End Roll	12/16/2013
2013	101	FV	401,800	2500	8,100.	320,900	725,200	725,200		12/13/2012

!9691!

PRINT

Date	Time
12/11/20	00:07:47

LAST REV

Date	Time
06/22/17	17:26:34

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9691

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC EWEN JAMES K	43762-558		9/23/2004		715,000	No	No		
	10174-490		11/29/1962			No	No		N

USER DEFINED

Prior Id # 1:	80478
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/20/2016	832	Add Bath	67,300					Add full bath 3rd
5/13/2016	628	Demoliti	2,100					inter demo
5/15/2013	692	Manual	19,500					
3/12/2012	217	Manual	42,000					remodel kitchen &
3/12/2012	219	Manual						temp dumpster
9/18/2009	866	Manual	1,500					

ACTIVITY INFORMATION

Date	Result	By	Name
5/24/2017	Meas/Inspect	DGM	D Mann
5/24/2017	Permit Visit	DGM	D Mann
4/9/2014	Measured	PC	PHIL C
7/11/2013	Measured	JBS	JOHN S
6/7/2013	Info Fm Prmt	EMK	Ellen K
5/30/2012	Info Fm Prmt	MM	Mary M
2/6/2009	Measured	336	PATRIOT
1/14/2005	MLS	MM	Mary M
10/29/1999	Meas/Inspect	266	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8100		Sq. Ft.	Site		0	90.	0.82	10									596,701						596,700	

Total AC/HA: 0.18595 | Total SF/SM: 8100 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 596,701 | Spl Credit | Total: 596,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1905	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.28051710
Const Adj.:	0.99742496
Adj $ / SQ:	166.039
Other Features:	109250
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	611582
Depreciation:	28133
Depreciated Total:	583449

COMMENTS

CAR CAN NOT FIT A CAR HST NOT HEATED
OF=TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	6	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

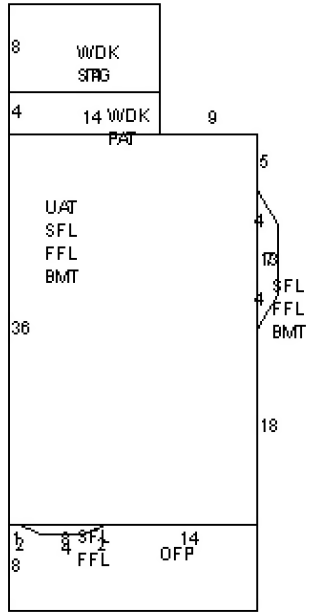
No Unit	RMS	BRS	FL
1	10	6	
Totals			
1	10	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	220.83
Special Features:	0	Val/Su Net:	180.40
Final Total:	583400	Val/Su SzAd	350.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	854	166.040	141,797
BMT	Basement	848	49.810	42,240
SFL	Second Floor	811	166.040	134,707
UAT	Upper Attic	207	116.230	24,059
OFP	Open Porch	178	25.700	4,575
WDK	Deck	168	11.920	2,003
STG	Storage	112	7.770	870
PAT	Patio	56	5.980	335
	Net Sketched Area:	3,234	Total:	
Size Ad	1665.2999	Gross Are	11932	FinArea 1872

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 125.0-0003-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X11	F	FR	1916	24.27	T	50	101			2,500			2,500

More:	N	Total Yard Items:	2,500	Total Special Featues:		Total:	2,500